

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 4

Property ID: R37666

Property Information

property address: 603 E 29TH ST
legal description: PHILLIPS, BLOCK 13, LOT 11 & PTS OF 2 & 3, "NORMANDY MANOR APTS"
owner name/address: QUEENMIO HOLDINGS L.P.
14014 GREENWOOD MANOR DR
CYPRESS, TX 77429-6999
full business name: NORMANDY MANOR APTS.
land use category: MFR type of business: APT. COMPLEX
current zoning: MF occupancy status: OCCUPIED
lot area (square feet): 53579 frontage along Texas Avenue (feet): 252
lot depth (feet): 286 sq. footage of building: 34352
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings: 4 building height (feet): 21 # of stories: 2
type of buildings (specify): MANOR
building/site condition: 4
buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) _____
approximate construction date: 1969 accessible to the public: ☐ yes ☐ no
possible historic resource: ☐ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☐ no
other improvements: ☐ yes ☐ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: _____ type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 21
lot type: ☒ asphalt ☐ concrete ☐ other _____
space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: _____
end islands or bay dividers: ☒ yes ☐ no landscaped islands: ☒ yes ☐ no

Curb Cuts on Texas Avenue

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no
comments: _____

Outside Storage

☐ yes ☐ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district
is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☐ no

Other Comments:

• BUILDING IS SET BACK TO PROPER DISTANCE, BUT W/ STARWALLS, IS ENCRDACHING
• ENTIRE PROPERTY SURROUNDED BY CURB RAMP
• NO PAVE LINES, BUT STOPPERS